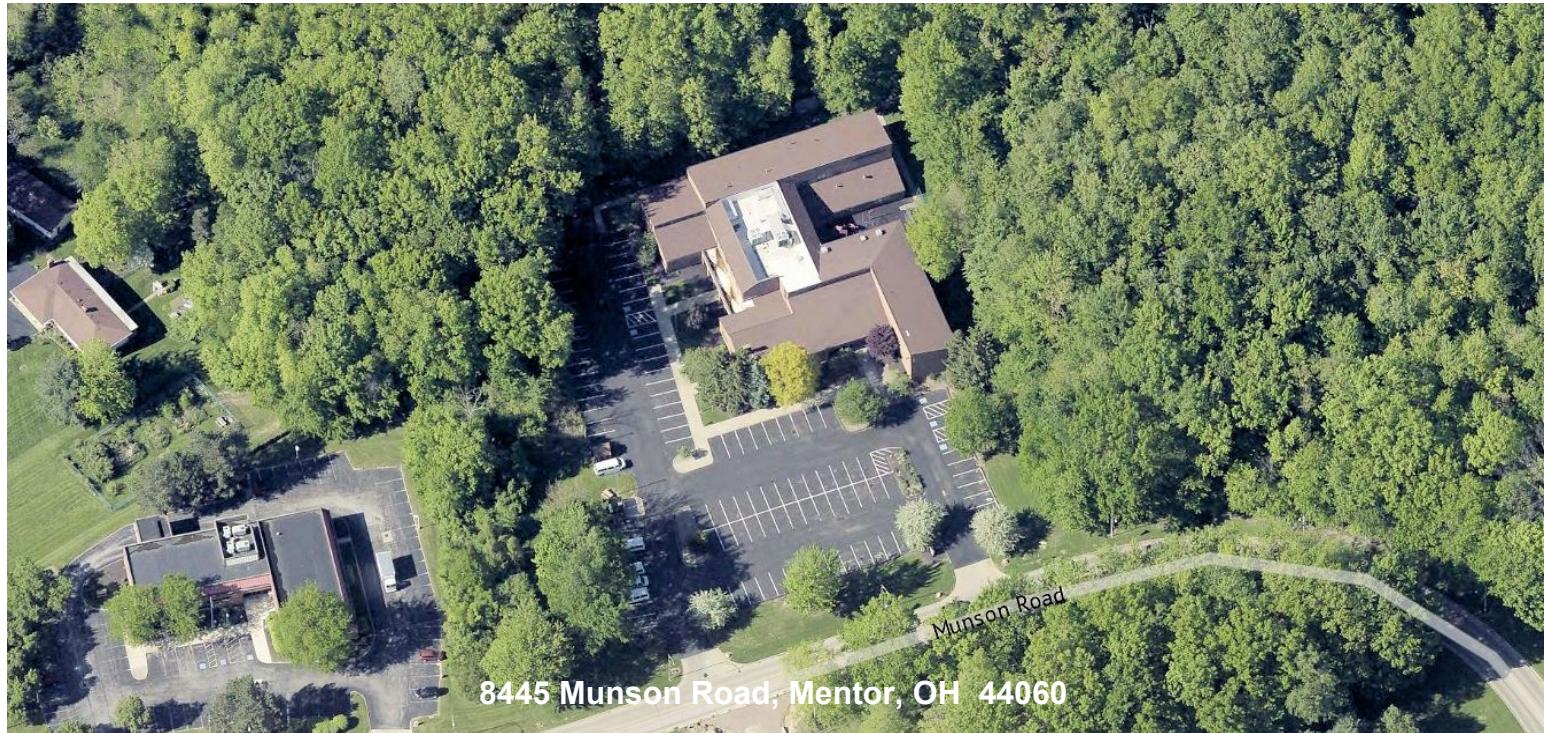


8445 Munson Road & State Route 615 (Center Street)

32,840± SF Office/Rehab Counseling Center For Sale

Mentor, Ohio 44060 (Lake County)



Property Features:

- 32,840± SF - Two-Story Facility
- 2.53± Acres
- Zoned B-1, Community Service and R-4, Single Family Residential
- Approximately 90+ Offices (See Floor Plans)
- Small Gymnasium
- Two Separate Entrances
- ADA Restrooms Throughout
- Located in the Heart of Mentor
- Great Demographics
- Situated Across from Mentor Community Center
- Located in Close Proximity to Police/Fire Departments and Mentor High School
- Outstanding Opportunity for Schools, Non-Profit Organization, Corporate Offices and Community/Trade Organizations
- Close Proximity to State Routes 615, 2 & 44 and Interstate 90

Call for Pricing

Contact:

Neil Sawicki, SIOR, Broker

440-255-5552 x13 Office

440-339-8585 Cell

Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.

Broker

www.GlobalCommercialRE.com

440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

8445 Munson Road & State Route 615 (Center Street)

32,840± SF Office/rehab Counseling Center For Sale

Mentor, Ohio 44060 (Lake County)



Contact:

Neil Sawicki, SIOR, Broker

440-255-5552 x13 Office

440-339-8585 Cell

Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.

Broker

www.GlobalCommercialRE.com

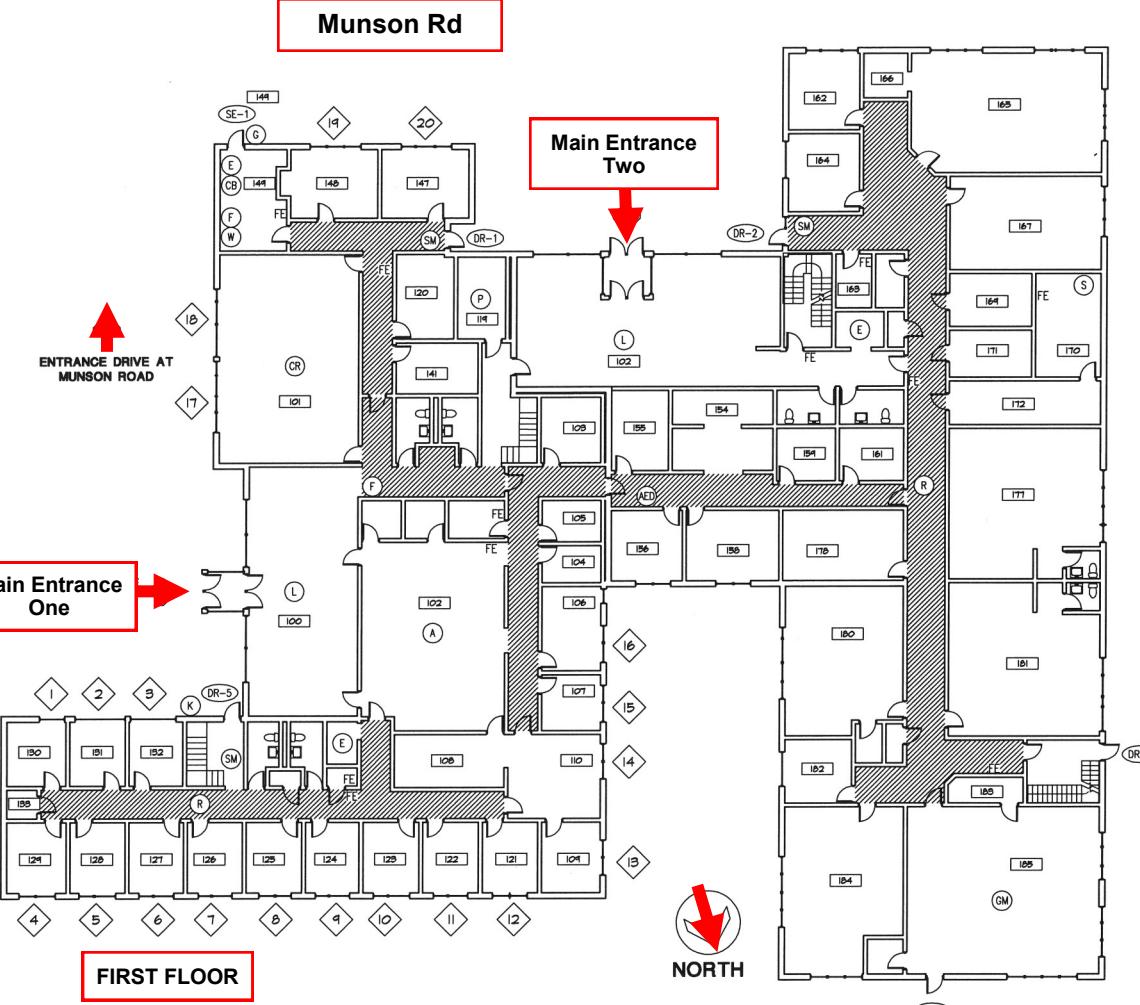
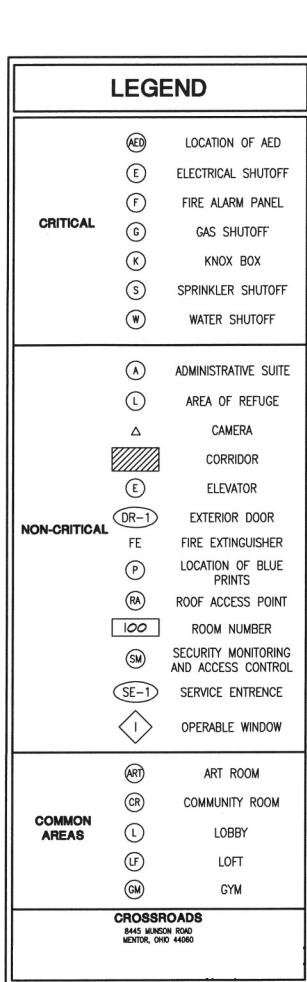
440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or other financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

8445 Munson Road & State Route 615 (Center Street)

32,840± SF Office/rehab Counseling Center For Sale

Mentor, Ohio 44060 (Lake County)



Contact:
Neil Sawicki, SIOR, Broker
 440-255-5552 x13 Office
 440-339-8585 Cell
Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.

Broker

www.GlobalCommercialRE.com

440-255-5552

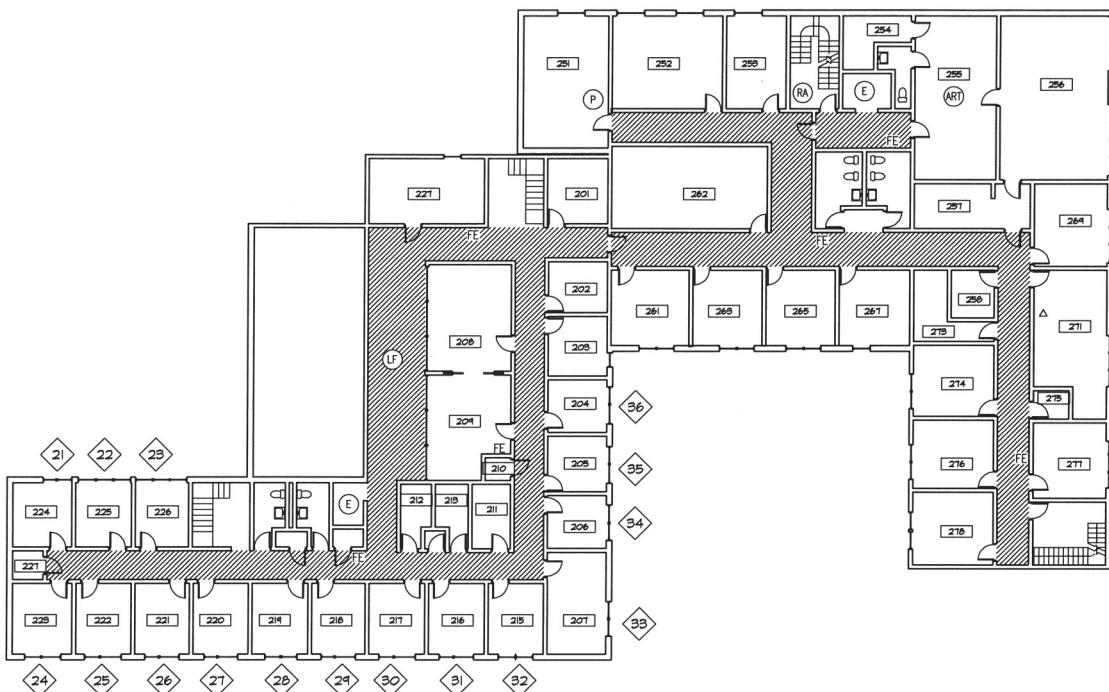
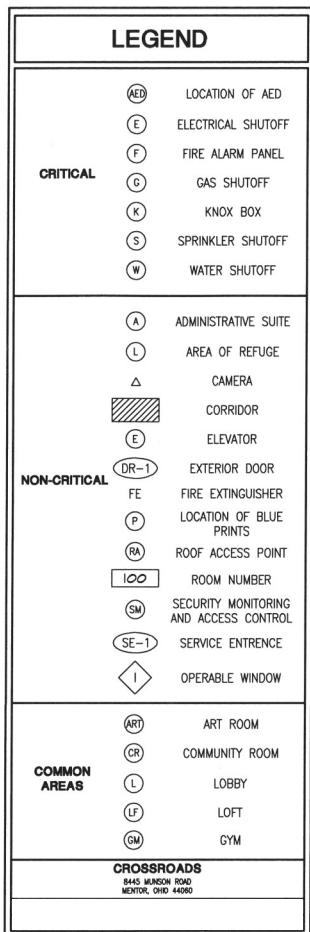
This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

8445 Munson Road & State Route 615 (Center Street)

32,840± SF Office/rehab Counseling Center For Sale

Mentor, Ohio 44060 (Lake County)

Munson Rd



Contact:
Neil Sawicki, SIOR, Broker
 440-255-5552 x13 Office
 440-339-8585 Cell
Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.

Broker

www.GlobalCommercialRE.com

440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

8445 Munson Road & State Route 615 (Center Street)

32,840± SF Office/rehab Counseling Center For Sale

Mentor, Ohio 44060 (Lake County)



2024 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	6,380	50,607	105,454
Households	2,721	22,385	45,621
Average Household Income	\$110,822	\$107,649	\$106,153
Total Housing Units	2,822	23,273	47,781

Contact:
Neil Sawicki, SIOR, Broker
440-255-5552 x13 Office
440-339-8585 Cell
Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.

Broker

www.GlobalCommercialRE.com

440-255-5552

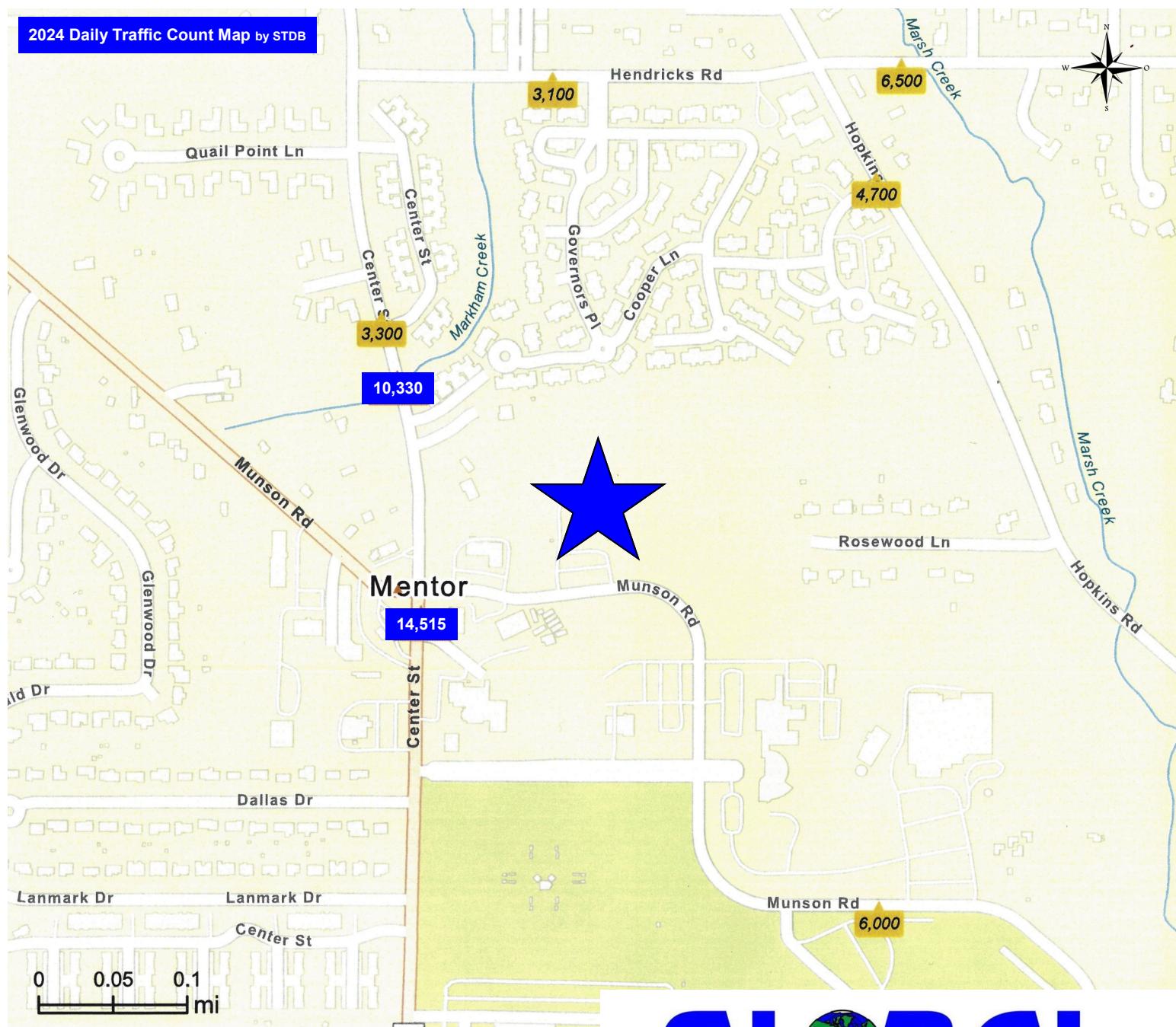
This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

8445 Munson Road & State Route 615 (Center Street)

32,840± SF Office/rehab Counseling Center For Sale

Mentor, Ohio 44060 (Lake County)

2024 Daily Traffic Count Map by STDB



Contact:
Neil Sawicki, SIOR, Broker
440-255-5552 x13 Office
440-339-8585 Cell
Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.
Broker
www.GlobalCommercialRE.com
440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.